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MEMORANDUM

FOR COMMISSION ACTION
March 5, 1980

To: Planning Commission

From: Commercial District Subcommittee

Subject: REVISION OF COMMERCIAL ZONING DISTRICTS

The Subcommittee has held three meetings. The following issues have been addressed and our preliminary conclusions are presented for Commission discussion and comment:

TYPES OF DISTRICTS NEEDED

The Subcommittee identified the need for four districts to cover the following types of circumstances:

Major thoroughfares and locations where economic development is wanted: in these areas a wide variety of uses should be able to locate with minimum problems while adequate protection is allowed to avoid "nuisance" uses which will be a problem to both their commercial and residential neighbors.

Community shopping areas: Location with a large amount of commercial frontage and activity but close proximity to residential neighborhoods.

Compact intensive areas: locations which have intensive activity but limited frontage which produces competition between uses for the limited space which may result in local serving retail and service uses being priced out.

Small commercial areas: neighborhood shopping areas and isolated locations.

NAMES OF DISTRICTS

To clarify the name problem, the committee suggests the four districts described above be titled, respectively, General Commercial, Community Commercial, Retail Commercial and Neighborhood Commercial. Consistent with these names the General would be the least restrictive and the Neighborhood the most restrictive. The only difference between the Community Commercial and Retail Commercial would be the special restrictions in the latter on uses of ground floor frontage.

USES ALLOWED

The Subcommittee has not worked out detailed recommendations on uses allowed. The approach is that the Neighborhood Commercial would be the most restrictive. Any uses allowed without a Use Permit in this district would be allowed in all other commercial districts without a Use Permit. The Retail Commercial would allow more retail uses without a Use Permit and would allow other uses without a Use Permit as long as they locate above or behind the ground floor frontage. In the Community Commercial District all uses allowed without a Use Permit in any location in the Retail Commercial would be allowed without a Use Permit. In other words, the Community Commercial would be identical to the Retail Commercial except for the special requirements of the latter. The General Commercial would allow a much larger number of uses

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without a Use Permit though potentially problem uses would still require a review to insure compatibility. The attached graph illustrates this principle.

REVIEW NEEDED

Before getting into detailed consideration of uses, the Commission would like review, comment and hopefully a consensus on how to proceed with their work.

	Existing	Proposed
NAME	Limited Commercial	General Commercial
PURPOSES	<p>(1) To provide space for commercial activities to serve the everyday needs of adjacent residential neighborhoods and to protect and enhance existing neighborhood and community shopping areas; and</p> <p>(2) To assure proper location and adequate controls of other uses permitted by this chapter not designed to serve adjacent residential neighborhoods</p>	<p>(1) To provide locations for a wide variety of activities along major thoroughfares;</p> <p>(2) to encourage development in underutilized neighborhood and community shopping areas; and</p> <p>(3) to promote development compatible with adjacent commercial and residential areas</p>
HEIGHT	<p>All commercial areas outside the central district</p> <p>Three stories not exceeding 50' with up to six stories not exceeding 75' with a use permit</p>	<p>Major thoroughfares, underutilized commercial areas</p> <p>Same</p>

	Existing	Proposed
NAME	None	Community Commercial District
PURPOSES		<p>To provide locations for retail goods and services to serve surrounding neighborhoods xxxxxx</p> <p>To provide locations for other activities compatible with these commercial activities</p> <p>To promote compatibility between such commercial areas and adjacent residential areas</p> <p>To minimize traffic and parking problems for adjacent residential areas</p>
WHERE		Community shopping areas
HEIGHT		Two stories not exceeding 40 feet with three stories not exceeding forty feet allowed if third story housing



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	Existing	Proposed
NAME	Restricted Neighborhood Commercial	Retail Commercial
PURPOSES	<p>To provide space for commercial activities that serve the residents of nearby neighborhoods</p> <p>To promote the development and maintenance of compact, pedestrian-oriented commercial areas offering a variety of goods and services</p> <p>To promote compatibility between such commercial areas and adjacent residential areas</p> <p>To minimize traffic and parking problems for adjacent residential areas</p>	<p>To give priority to space for retail goods and services; serve surrounding neighborhoods</p> <p>Same</p> <p>Same</p>
WHERE		Compact, intensively used commercial locations
SPECIAL REQUIREMENTS	<p>Maximum of 40% of ground floor frontage for services, restaurants and commercial recreation</p> <p>Retail and service uses on list allowed above or behind the ground floor without a use permit but require a use permit for use of ground floor frontage</p>	<p>Maximum of 40% of ground floor frontage for services, restaurants, commercial recreation and residential</p> <p>Same</p>
HEIGHT	Two stories not exceeding 40 feet	Two stories not exceeding 40 feet with three stories not exceeding 40 feet allowed if third story housing

	Existing	Proposed
NAME	Neighborhood Commercial	Same
PURPOSES	<p>To provide space for commercial activities that offer convenience retail goods and services to nearby residential neighborhoods</p> <p>To minimize traffic and parking problems for adjacent residential areas</p> <p>To promote compatibility between such commercial areas and nearby residential areas</p>	<p>To provide locations for convenience goods and services residents of the immediate area and for activities compatible with the surrounding commercial and residential areas</p> <p>Same</p> <p>Same</p>
WHERE	Small commercial locations	Neighborhood shopping areas and commercial locations not identified on Master Plan
HEIGHT	Two stories not exceeding 40 feet	Two stories not exceeding 40 feet with three stories not exceeding forty feet allowed if third story housing

Schematic of Progressively More Restrictive Commercial Districts

[illegible]



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Date	Time	Location	Activity	Remarks
10/1/78	10:00	Campus	Walking	Clear
10/1/78	11:00	Campus	Walking	Clear
10/1/78	12:00	Campus	Walking	Clear
10/1/78	1:00	Campus	Walking	Clear
10/1/78	2:00	Campus	Walking	Clear
10/1/78	3:00	Campus	Walking	Clear